108.0	0002	0039.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	853,700	/	853,700
USE VALUE:	853,700	/	853,700
ASSESSED:	853,700	/	853,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNO MICHAEL T TR
Owner 2:	TOMAHAWK REALTY TRUST
Owner 3:	
Street 1:	70 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,816 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2133 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8816.000	374,600		479,100	853,700
Total Card	0.202	374,600		479,100	853,700
Total Parcel	0.202	374,600		479,100	853,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.23 | /Parcel: 400.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69240
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!8503!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0039.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,600	0	8,816.	479,100	853,700	853,700	Year End Roll	12/18/2019
2019	101	FV	297,800	0	8,816.	479,100	776,900	776,900	Year End Roll	1/3/2019
2018	101	FV	293,500	0	8,816.	410,700	704,200	704,200	Year End Roll	12/20/2017
2017	101	FV	293,500	0	8,816.	383,300	676,800	676,800	Year End Roll	1/3/2017
2016	101	FV	293,500	0	8,816.	328,600	622,100	622,100	Year End	1/4/2016
2015	101	FV	266,300	0	8,816.	294,300	560,600	560,600	Year End Roll	12/11/2014
2014	101	FV	266,300	0	8,816.	272,400	538,700	538,700	Year End Roll	12/16/2013
2013	101	FV	266,300	0	8,816.	259,800	526,100	526,100		12/13/2012

PRINT

Date	Time
12/10/20	23:04:32

LAST REV

Date	Time
11/30/18	09:15:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19171-91		7/1/1988		99	No	No		F

USER DEFINED

Prior Id # 1:	69240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	Info By Phon	PT	Paul T
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Info At Door	189	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/3/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8816		Sq. Ft.	Site		0	70.	0.78	4									479,138						479,100	

Total AC/HA: 0.20239 | Total SF/SM: 8816 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,138 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	128.814
Other Features:	113499
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460215
Depreciation:	85600
Depreciated Total:	374615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

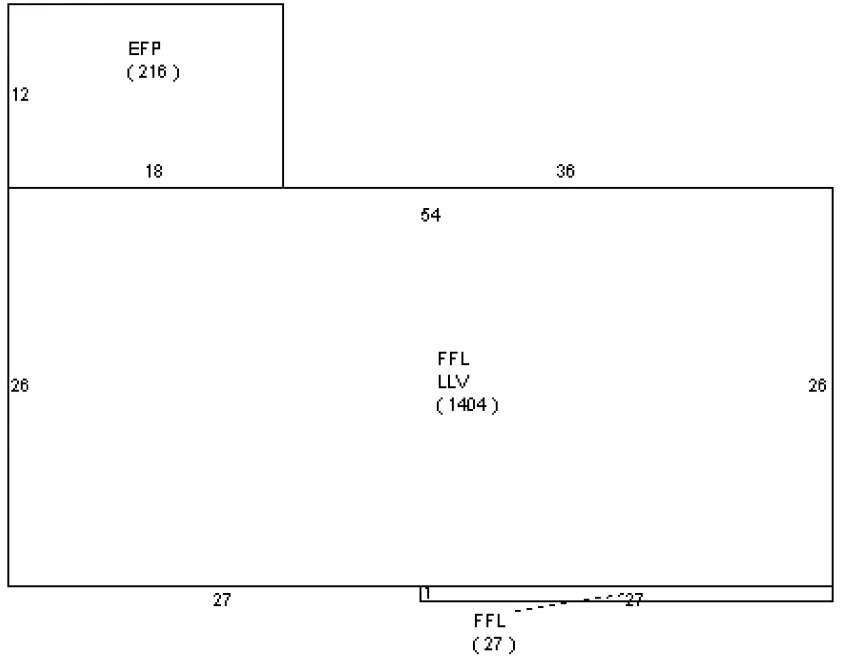
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.70
Special Features:	0	Val/Su Net:	122.78
Final Total:	374600	Val/Su SzAd	261.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,431	128.810	184,333
LLV	Lower Level	1,404	79.700	111,904
EFP	Enclos Porch	216	40.000	8,641

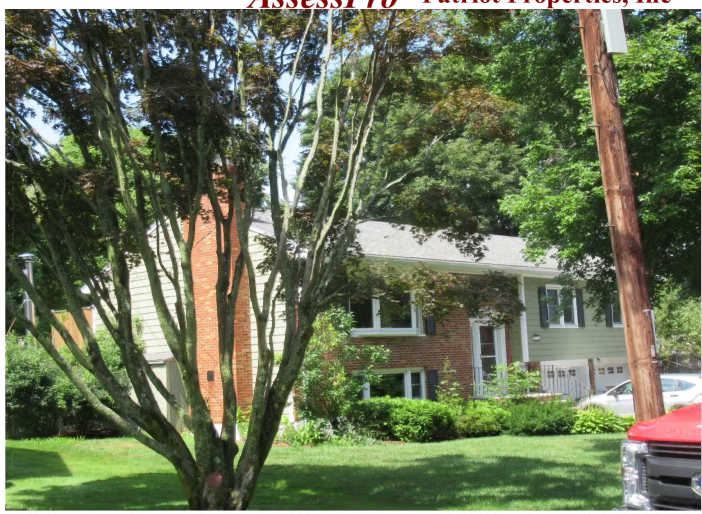
Net Sketched Area:	3,051	Total:	304,878
Size Ad	1431	Gross Are	3051	FinArea	2133
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0039.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	